147.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,100 / 861,100
					USE VALUE:	861,100 / 861,100
					ASSESSED:	861,100 / 861,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURNETT KIMBERLY
Owner 2:	
Owner 3:	
Street 1:	176 MOUNT VERNON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMAS PATRICIA J -
Owner 2:	-
Street 1:	176 MOUNT VERNON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,079 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Clapboard Exterior and 2113 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5079.000	403,200		457,900	861,100
Total Card	0.117	403,200		457,900	861,100
Total Parcel	0.117	403,200		457,900	861,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.62 | /Parcel: 407.6

Legal Description

User Acct 96764

GIS Ref

GIS Ref

Insp Date 09/20/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 147.0-0005-0005.0

!11506!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,600	0	5,079.	457,900	861,500	861,500	Year End Roll	12/18/2019
2019	101	FV	303,200	0	5,079.	429,300	732,500	732,500	Year End Roll	1/3/2019
2018	101	FV	288,400	0	5,079.	354,900	643,300	643,300	Year End Roll	12/20/2017
2017	101	FV	288,400	0	5,079.	326,300	614,700	614,700	Year End Roll	1/3/2017
2016	101	FV	288,400	0	5,079.	297,600	586,000	586,000	Year End	1/4/2016
2015	101	FV	273,800	0	5,079.	291,900	565,700	565,700	Year End Roll	12/11/2014
2014	101	FV	273,800	0	5,079.	271,300	545,100	545,100	Year End Roll	12/16/2013
2013	101	FV	273,800	0	5,079.	258,100	531,900	531,900		12/13/2012

PRINT

Date	Time
12/11/20	01:40:16

LAST REV

Date	Time
10/02/18	09:53:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11506

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMAS PATRICIA	46129-64		9/21/2005		565,000	No	No		
	18788-388		12/1/1987		178,000	No	No		Y

USER DEFINED

Prior Id # 1:	96764
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2009	350	Manual	3,000					
9/12/2006	760	Re-Roof	5,000	C				
8/19/1992	382		25,000	C				24 FT DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	Inspected	CC	Chris C
5/10/2018	MEAS&NOTICE	BS	Barbara S
2/4/2009	Measured	345	PATRIOT
1/21/2006	MLS	MM	Mary M
1/11/2000	Inspected	276	PATRIOT
11/17/1999	Measured	272	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5079		Sq. Ft.	Site		0	80.	1.13	9									457,894						457,900	

Total AC/HA: 0.11660 | Total SF/SM: 5079 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 457,894 | Spl Credit | Total: 457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.23741257
Const Adj.:	0.97757620
Adj $ / SQ:	157.256
Other Features:	109250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451988
Depreciation:	48815
Depreciated Total:	403173

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

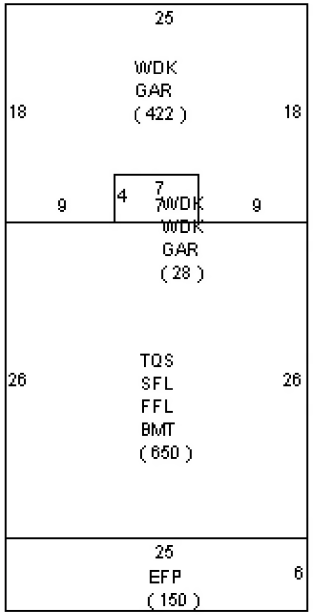
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.26
Special Features:	0	Val/Su Net:	114.68
Final Total:	403200	Val/Su SzAd	225.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	650	64.870	42,164
FFL	First Floor	650	157.260	102,217
SFL	Second Floor	650	157.260	102,217
TQS	3/4 Story	488	157.260	76,663
WDK	Deck	478	7.910	3,781
GAR	Garage	450	20.090	9,043
EFP	Enclos Porch	150	44.360	6,654
	Net Sketched Area:	3,516	Total:	342,739
Size Ad	1787.5	Gross Are	3678	FinArea 2113

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

147.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc